

# \$471,900 - 244 Rolston Wynd, Leduc

MLS® #E4457459

**\$471,900**

4 Bedroom, 2.50 Bathroom, 1,776 sqft  
Single Family on 0.00 Acres

Robinson, Leduc, AB

Well-maintained with a UNIQUE FLOORPLAN, this CUSTOM FINISHED 2-storey SINGLE FAMILY DETACHED home is located in the PRESTIGE community of Leduc. Designed for both comfort and functionality, it features a MAIN FLOOR BEDROOM, SEPARATE SIDE ENTRY, and a DOUBLE DETACHED GARAGE. The inviting LIVING AREA boasts a striking FIREPLACE-FEATURE WALL and a CUSTOM CEILING above, while the show-stopper U-SHAPE KITCHEN offers exceptional space for cooking and entertaining. Upstairs, you'll find 3 spacious BEDROOMS, a versatile BONUS AREA, 2 FULL WASHROOMS, and a SEPARATE LAUNDRY AREA. ALL LANDSCAPING & FENCING are complete, and every detail has been upgraded with PREMIUM finishes throughout.

Built in 2022

## Essential Information

MLS® #	E4457459
Price	\$471,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,776
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	244 Rolston Wynd
Area	Leduc
Subdivision	Robinson
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N1

### **Amenities**

Amenities	Ceiling 9 ft.
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed September 12th, 2025

Days on Market 3

Zoning Zone 81

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